

Chairman Novak called the meeting to order at 7:55 p.m.

ROLL CALL: Dreher, Michels, Crombie, Lundquist, and Curran. Absent: Prince, Murphy and Morris

BUILDABLE LOT SURVEY: Plat maps were reviewed for sub-standard lots. Each development and plat survey will be reviewed individually and such lots identified.

MINUTES: November 13, 1979 - page 4, Midland Meadows, The Planning Commission requests this time to resolve these questions.... delete 'this'.
Lundquist moved, seconded by Michels to approve the minutes of November 13, 1979 as amended. Motion carried 6-0.

MIDLAND MEADOWS: The Planning Commission reviewed the letter from Larry Bohrer, dated November 26, 1979, regarding preliminary plat review. The engineer conclusion states the preliminary plat of Midland Meadows shows that the plat is feasible from an engineering standpoint and further comments on drainage and marginal lots will be addressed in the final design and preparation of construction plans and specifications. All this is approved before the final plat is approved.

Crombie moved, seconded by Michels, to approve the Preliminary Plat for Midland Meadows, subject to final approval of the engineer. Discussion: A soil erosion plan should be included with the grading plan and a plan showing where fill will be placed on the property. Motion carried 6-0. Lot 9 Block 4 to be given special notice due to its proximity to the pond. Drainage and storm water storage shall be finalized before final plat approval.

BUILDABLE LOT POLICY: Bruce Polz did a survey of the average lot sizes in the Lanes DeMontreville Country Club area. He calculated about 79 buildable parcels, but did not include several 20 ft. x 200 ft. strips which would not be considered buildable. The plat contains about 47.26 A. Some of the parcels are under water or below the flood elevation. The Planning Commission should review these findings and determine if the average lot size in this area is agreeable.

DONALD KLATKE VARIANCE: Mr. Klatke owns Lot 3 in Huppert Addition. The lot is approximately 3 acres in size with a 33 ft. private road easement to the north. He is requesting a simple lot division so he can build another home on the property. Access would be on the easement. The zoning is R-1, and each parcel would have to contain $1\frac{1}{2}$ acres.

Before a public hearing can be set the deed will need to be check for the easement description and its legal status and clarification of whether easements can be included in the demensions of the lot. This lot is measured to the middle of Jamaca.

The Planning Commission advised Mr. Klatke to apply for a subdivision and he will need a variance for a home on an unimproved street and possibly one from the required lot size.

A public hearing will be set at the next meeting if all the information is received.

DENEEN VARIANCE: Mr. Deneen owns a home in Lanes DeMontreville Country Club. He wants to build a detached garage and put a 30' x 20' addition on his home. He is requesting a variance from side lot setback from 10' to 6½'. This is the only feasible location for the garage. Also a variance may be necessary for an improvement within 100 ft. of the lakeshore. The front setback for the garage is less than the required 35 ft.; and the ordinance disallows a detached garage to be in front of the principal structure.

The Building Inspector noted such requests should go to the Council before being reviewed for recommendation by the Planning Commission. This request will be on the City Council Agenda for December 11, 1979. Mr. Deneen will try and obtain the written approval for this construction from the adjacent neighbors.

BUILDABLE LOT POLICY: The Planning Commission reviewed the map and the average lot sizes calculated by Bruce Folz. The Planning Commission could not define more than 65 lots thus making the average lot 2/3 to 3/4 of an acre. The Planning Commission finds the average lot size determined by Mr. Folz to be too small.

The Planning Commission questioned the propriety of allowing lots to be combined, thus setting a standard of creating buildable lots that meet the criteria of a lot average for an area.

SIGN ORDINANCE: The Planning Commission will review the 1967 Ordinance for discussion at their next meeting.

PLANNING COMMISSION MEETING: The Planning Commission will hold one meeting in December on December 11 at 7:30 p.m.

ADJOURNMENT: 10:30 p.m.

City of Lake Elmo

P.O. Box J
Thirty-third and Laverne Avenue
Lake Elmo, Minnesota 55042
777-5510

AGENDA

PLANNING COMMISSION

NOVEMBER 26, 1979

- 7:00 P.M. -- Buildable Lot Survey*
- 7:30 P.M. -- Meeting convenes
- Minutes, Nov. 13 meeting
 - Midland Meadows
 - a. City Engineer, Larry Bohrer
 - b. PZC recommendation
 - Review Klatke & Deneen Variances
 - Buildable lot policy-standards for Variances
(Thompson Variance)
 - Sign Ordinance--general review

*Open to all Planning Commission Members;
Novak, Prince and Curran "volunteered"
for Committee.

City of Lake Elmo

Thirty-third and Laverne Avenue
Lake Elmo, Minnesota 55042
777-5510

DATE: November 21, 1979
TO: Planning Commission
FROM: Larry Whittaker
SUBJECT: MIDLAND MEADOWS, street names, etc; BUILDABLE LOT POLICY; FUTURE COUNCIL MEETINGS; SIGN ORDINANCE

CC: PZC, Pete, Kathy, Council,
Larry, Bob
Midland Meadows file

MIDLAND MEADOWS:

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1. Larry Bohrer will attend the meeting Nov. 26 to share our resolution of the problems on this plat.
 2. The street names, according to the County Surveyor, can be as follows:
 - a. 9th St. No. can remain that as it will eventually go west to serve additional property. (on the west edge of plat)..although it is not continuous.
 - b. Kirk should be change to 10th St. Lane Court North - so that it can be found from an arterial street in the future.
 - c. 9th street can remain 9th street throughout the plat, as it can be located from an arterial street (Lake Elmo Avenue) fairly easily - even with the jog at 10 st. Lane. On west edge of plat it is somewhat harder.
 - d. 8th Street can remain 8th st. as it can be found on a major arterial street (Lake Elmo Avenue).The key to the system is being able to locate any street address from a major street such as Lake Elmo Ave. or 10th St.
 3. Item 401.240 B 3 1 in the subdivision ordinance requires a soil erosion plan with the preliminary plat. This typically comes with the construction plans. I suggest the PZC make its recommendation on the preliminary plat subject to an acceptable plan.
 4. 401.240 B 4 a, c, and h will be taken care of by Bruce Folz for Monday night.

BUILDABLE LOT POLICY

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1. I hope Rob has the plat maps to you by the time you meet Monday; so that you can begin to locate the unbuildable lots - and come up with recommendations for the limits of Variances on them. If they arrive, Kathy will distribute them.
 2. The Council voted to grant Variances for previously recorded parcels with the following stipulations:
 - a. 60 % of the required lot area of 90% of the average parcel size in a plat or neighborhood;
 - b. Area sufficient for two drainfield sites that would serve a three bedroom home at the given soil conditions of the particular lot or parcel;
 - c. 60% of lot width; and,
 - d. Generally, if on an improved street; with possible exceptions for private access if the owner agrees to maintain it for emergency vehicles.

Thompsons's Variances was approved subject to these conditions - see Nov. 21 letter. The average parcel size should be available for Lanes Demontreville Monday night.

3. Bill Lundquist has suggested we use the policy in the 1974 Code for parcels recorded before October 3, 1968. I believe these standards are too permissive.

(BUILDABLE LOTS, CONTINUED)

This provides that lots of record before October 3, 1968 with 12,000 sq. ft. and 125 ft. width be buildable. Parcels of record after October 3, 1968 must have 18,500 sq. ft. and 125 ft. width. If the Council policy is applied to Lanes Demontreville, for instance, the minimum lot would be closer to 30,000 sq. ft. This is in keeping with the existing neighborhood; and provides a better level of protection for sewer systems - and failures.

The advantage of Bill's proposal is that it remains consistent with all past practice - until 1978. However, a 12,000 sq. ft. lot with a septic tank is very risky.

The Council would appreciate your thoughts on this whole area. I think the "buildable lot" survey will bring us closer to the "truth" - the truth about just how many parcels a policy would make unbuildable - or buildable. Perhaps, the survey is the next best step.

FUTURE COUNCIL MEETINGS:

The December meetings will be as follows: December 11, 1979
The mid-month time was chosen to eliminate the late December meeting; and still provide some time for the public to get inquiries in while I have time to look at them.

The first meeting in JANUARY will be WEDNESDAY, January 2. - as we cannot meet on New Year's Day.

SIGN ORDINANCE:

In these packets are copies of the old Sign Ord. - and the new Washington County Model. I have not had time to study them; but, I think you can begin to compare them for the December 10 meeting. I will try to have some thoughts put together on them for that meeting - in hopes a PZC recommendation can be made for Council action no later than Jan. 2

Enjoy yourselves Monday. Bottoms up!

Laurie

U. 6.02 on pages 75 and 76 is deleted in full. The minimum lot size requirements for residential lots in the Village of Lake Elmo shall be as follows:

1. In the case of any land subdivided, within the meaning of the Village subdivision regulations, after October 3, 1968, no lot shall be developed for residential purposes unless it meets the following minimum lot size requirements established by said subdivision regulations: In areas which do not have public water and sanitary sewer no residential lot shall be developed for residential purposes unless it contains at least one acre of land area. Where public sewer and water is not available and individual wells and disposal systems are to be utilized, the subdivider may be required to submit the results of tests to ascertain subsurface soil, rock, and ground water conditions. On all residential lots platted in excess of 18,500 square feet and/or 125 feet in width at the building setback line, suitable provisions shall be made for potential resubdivision by suitable placement of the building upon the lot.

2. Any lot or parcel of land of less than five (5) acres in area or having a frontage of three hundred (300) feet or less which lot or parcel was of record in the office of the Register of Deeds, Washington County, Minnesota, on October 3, 1968, as a separate lot or parcel, shall not be developed for residential purposes unless said lot or parcel shall have an area of not less than 12,000 square feet and be at least 85 feet in width if a community water system and a community sanitary sewer system capable of serving at least 300 homes has been installed according to standards established by the Minnesota Pollution Control Agency and the Minnesota Health Department. In all other instances any such lot or parcel shall have at least 18,500 square feet and shall have a minimum width of at least 125 feet.

3. The minimum size permitted for any single family residential dwelling in the Village of Lake Elmo shall be not less than 1,150 square feet of floor area. The minimum setback requirement for a lot on which a single-family residential dwelling is to be located in the Village of Lake Elmo shall be a 30 foot setback for each front yard and rear yard, and a 10 foot setback for each side yard.

4. The minimum lot size in an agricultural district shall be five (5) acres.

V. 7.01 "GB" General Business District page 80 delete "Auto-mobile service station."

301.050. Conflicts. The provisions of this Model Zoning Regulation Code are in addition to and not in replacement of any other provisions of this Village of Lake Elmo Code. In case of conflicting provisions, the more restrictive shall apply.